

# POTTERY BARN 66A MUCKLOW HILL HALESOWEN B62 8BN W3W///corn.spill.spices

## *dimensions & specifications*

Lex Allan Grove are delighted to offer for sale this truly unique and tranquil barn conversion, being fully converted and extensively refurbished by the current owners in 2019. This impressive and well-appointed property offers stunning views. Pottery Farm & Barns are steeped in history, dating back to between the 16<sup>th</sup> and 17<sup>th</sup> centuries, with the development being the last 'upland' hill farm within the West Midlands. Pottery Barn is accessed via a shared access driveway, leading up to the electric gates, entering into the wrap-around driveway that makes its way to the rear of the property.

The property comprises of entrance into the light and airy dual-aspect reception hall with butterfly staircase to first floor; a lounge area with feature multi-fuel burner; a cinema area with ambient lighting running around the room; an immaculately presented breakfast kitchen/diner, with additional family seating area and featuring original elm beams over the Shaker style Laura Ashley kitchen, originally being the cow shed; a utility room providing access to the ground floor wet room with laundry chute; boiler room and access to the Boot Room. Further additions to the ground floor are a well-appointed Sitting Room, with stairs leading down to the make-up room, which offers potential use as an office/reception space; a ground floor guest room with its own en-suite. Heading upstairs is the split landing; a master suite with roll top bath, three further good-sized bedrooms all benefiting from private en-suites; and a dressing room that leads through to the study/nursery.

Externally the property features stunning countryside views from the private patio seating area, an outdoor gym/office building with solar shower. Further benefits to the property are 3 stage boiler, Sonos speaker/entertainment system, Nest smoke and carbon monoxide detector system, a plant room at the bottom of the stairs, double-glazed windows with custom-made shutters, and oak doors throughout.

### Approach

Accessed off Mucklow Hill via driveway, electric wooden gate and walk-through gate to side, gravelled front driveway working its way around the property, edged in blocks from the original barn. This wraps around to the side and down to the rear garden and to the outbuilding which is currently used as a gym.

### Front Entrance

3.5m x 5.8m (11'5" x 19'0")

Main front door into dual-aspect hallway with other entries into the property one via kitchen diner and one in the boot room. Located to the front is mains water access and drainage. Wooden doors with double-glazed units either side, central staircase which splits off the either side, mirrored double-glazed doors to front and rear, custom-made wooden shutters, ceiling light, wall light points, alarm sensor, twin central heating radiators, storage cupboard and original tiled flagstone flooring.

### Open-Plan Lounge

4.3m x 5.2m (14'1" x 17'0")

Ceiling light point, alarm sensor, wall-mounted lighting, double-glazed window with shutter, central heating radiator, feature multi-fuel burner with herringbone brick pattern behind, stone surround with marble hearth. Opening up into:

### Cinema Area

4.4m x 5.0m (14'5" x 16'4")

Three hardwired speakers, two central heating radiators, lighting running around the room, open access to breakfast kitchen and dining area.



### Breakfast Kitchen & Dining Area 4.2m x 9.1m (13'9" x 29'10")

A lovely open space with four electric Velux windows having rain sensors, double-glazed window with shutters to front, twin stable double-glazed wooden doors to breakfast kitchen area, two original elm beams, vaulted ceiling, speakers and LED lighting, hung chandelier lighting. Shaker style Laura Ashley kitchen with centre island and space for seating, built-in wine cooler, space for cooker and an American style fridge-freezer, pantry storage, extractor, Belfast twin sink, quartz work surfaces, oak herringbone flooring that goes into the utility area, 4 traditional cast column radiators.

### Utility Area

1.6 x 4.1 (5'2" x 13'5")

Double-glazed window with shutters, quartz work top and splashback, Belfast sink, ample storage, space for washer and dryer, LED spotlights to ceiling, laundry chute, central heating radiator, oak herringbone flooring. Access to ground floor wet room and boiler room.

### Ground Floor Wet Room

2.9m x 2.1m (5'1" x 13'5")

Tiled walls and floor, low-level wash hand basin with cabinet beneath, shower, low-level WC, central heating radiator with towel rail, ceiling-mounted extractor and ceiling spotlighting.

### Boiler Room

Housing zoned heating system for the property.

### Boot Room

1.9m x 2.8m (6'2" x 9'2")

Two stable doors to kitchen area, wooden double-glazed door, double-glazed Velux window, spotlights, housing central heating boiler, storage and shelving built-in, oak wood flooring.

### Sitting Room

2.0 x 4.4 (6'6" x 14'5")

Double-glazed windows to front and rear with shutters, ceiling lighting, retro style central heating radiator, brick stairs to one reception room and access into ground floor bedroom.

*continued overleaf...*

<b>Ground Floor Bedroom Five/ Guest Room</b>	4.4m x 3.5m min 5.1m max into recess (14'5" x 11'9" min 16'8" max into recess)
Double-glazed window with shutters to front and side, ceiling lighting, central heating radiator, access to en-suite.	
<b>En-suite</b>	2.8m x 1.4m (9'2" x 4'7")
Shower cubicle with tiled surround, ceiling lighting, wall-mounted extractor, wash hand basin, low-level WC, tiled flooring, heated towel radiator with towel rail above.	
<b>Make-up Room</b>	2.0m x 4.4m (6'6" x 14'5")
Originally the pig sty, with two low-level double-glazed windows with shutters, additional window to rear again with shutters, ceiling spotlights, vinyl flooring. This versatile room could also be used as an office.	
<b>First floor split landing</b>	
To the left there is a landing area with ceiling spotlights, traditional cast column radiator, access to bedroom.	
<b>Main Bedroom</b>	5.1m x 4.3m min 6.4m max (16'8" x 14'1" min 20'11" max)
Double-glazed Velux windows to rear and side, ceiling and wall lighting, traditional cast column radiator, pine flooring, exposed beams and opens into en-suite.	
<b>En-suite</b>	3.0m x 1.9m (9'10" x 6'2")
With shower over roll top Heritage bath, wash hand basin, WC, traditional cast column radiator, tiled flooring.	
<b>Dressing Room</b>	2.0m into wardrobe x 3.0m (6'6" into wardrobe x 9'10")
Double-glazed Velux window to front, ceiling spotlights, exposed beams, storage and make-up area, door into office, traditional cast column radiator.	
<b>Office</b>	3.9m x 2.4m (12'9" x 7'10")
Double-glazed window to front following the curve of the original barn, small window to front, ceiling spotlights, exposed beams	
<b>Second landing to the right</b>	
Having spotlights to ceiling, flu for burner, access to three bedrooms.	
<b>Bedroom Two</b>	3.1m x 3.4m (10'2" x 11'1")
Ceiling spotlights, double-glazed Velux windows, traditional cast column radiator, access to en-suite.	
<b>En-suite</b>	1.0m x 3.0m (3'3" x 9'10")
Ceiling spotlights, extractor, shower cubicle, tiled surround, wash hand basin, low-level WC, central heating towel radiator with rail above, tiled floor.	
<b>Bedroom Three</b>	2.95m x 2.5m (9'8" x 8'2")
Double-glazed Velux window to front, ceiling light, exposed beams, traditional cast column radiator leading to en-suite.	



<b>En-suite</b>	2.9m x 2.3m (9'8" x 8'2")
Window to front, spotlights, extractor, exposed beams, eaves storage with lighting, roll top bath with shower attachment and shower above, wash hand basin, low-level WC, laundry chute to utility room, traditional cast column radiator, tiled flooring.	
<b>Bedroom Four</b>	2.6m x 3.5m (8'6" x 11'5")
Double-glazed window to side, wall and ceiling lighting, traditional cast column radiator, oak split door to en-suite.	
<b>En-suite</b>	1.5m x 2.5m (9'10" x 13'5")
Roll top bath with shower attachment, ceiling spotlights, exposed beams, wash hand basin, low-level WC, traditional cast column radiator with rail above, tiled flooring.	
<b>Outside Gym/Office</b>	3.0m x 4.1m (9'10" x 13'5")
Wrap-around gravelled driveway leading to our building currently used a gym, solid wooden floor, double skinned walls, stone floor, two double-glazed Velux windows above, double-glazed window to rear, ceiling spotlights, solid wood flooring, external solar power shower.	
<b>Gardens</b>	
Stunning views towards Clent Hills, fire pit area, lawned section off areas, flower beds. The dog-leg garden goes behind the farm house, sectioned-off dog kennel area with picket fence, gated access to farm, outside shower area located by the gym, mature laurel hedges, marble patio area with hot tub and entertaining space. The property is serviced with a septic tank and is located to the side of the property.	

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